



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

Hanover County Administration
Building
Board Room
7516 County Complex Road
Hanover, VA 23069

September 25, 2024

BOARD OF SUPERVISORS
Susan P. Dibble, Chair
South Anna Magisterial District
F. Michael Herzberg, IV, Vice-Chair
Cold Harbor Magisterial District
Sean M. Davis
Henry Magisterial District
Danielle Grieshaber Floyd
Chickahominy Magisterial District
Ryan M. Hudson
Mechanicsville Magisterial District
Faye O. Prichard
Ashland Magisterial District
Jeff S. Stoneman
Beaverdam Magisterial District

- 6:00 p.m.
- I. Call to Order
 - A. Invocation
 - B. Pledge of Allegiance
 - II. Consideration of Amendments to the Agenda
 - III. Comment Period
 - A. Chairman and Board Member Comments
 - B. County Administrator Comments
 - IV. Citizens' Time
 - V. Consent Agenda
 - VI. Planning Public Hearings
 - Mr. Andrew Pompei, Deputy Director, Planning Department*
 - A. **SE2024-00016, RITA HENDERSON**
 - 1. Requests a Special Exception in accordance with Section 26-21.17(b) of the Hanover County Zoning Ordinance to permit a manufactured home in the case of a medical hardship on GPIN 7822-84-6051, consisting of approximately 2.05 acres, zoned A-1, Agricultural District, and located on the south line of West Patrick Henry Road (State Route 54) approximately 800 feet

west of its intersection with Robert Terrell Road (State Route 712). (PUBLIC HEARING) **Magisterial District: South Anna**

B. CUP2024-00012, CALVARY CHAPEL MECHANICSVILLE

1. Requests a Conditional Use Permit in accordance with Section 26-130.1 of the Hanover County Zoning Ordinance to permit a church on GPIN 8714-03-1895(part), consisting of approximately 0.26 acres, zoned B-3, General Business District, and located on the west line of Stonewall Parkway (State Route 1131) at its intersection with Jennifer Lane (State Route 1451). The subject property is designated on the General Land Use Plan Map as Suburban Center. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

C. CUP2024-00008, WON BUDDHISM OF RICHMOND, INC.

1. Requests a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a place of worship on GPIN 8735-15-1153, consisting of approximately 5.84 acres, zoned A-1, Agricultural District, and located on the east line of Walnut Grove Road (State Route 615) at its intersection with Old Calvary Drive (State Route 1630). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3.0 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Henry**

D. CUP2024-00009, CEBELLE HOLDINGS CORPORATION

1. Requests a Conditional Use Permit in accordance with Section 26-183.1 of the Hanover County Zoning Ordinance to permit an event venue on GPINs 7798-02-4316, 7798-02-5559, 7798-02-4574, and 7798-02-5592, consisting of approximately 3.93 acres, zoned M-3, Heavy Industrial District, and located on the east line of Air Park Road (State Route 813) approximately 80 feet north of its intersection with Whitesel Road (State Route 1263). The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING) **Magisterial District: Ashland**

E. **REZ2024-00007, FRANKLIN E. HOGGE**

1. Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7831-45-0830, consisting of approximately 10.27 acres, and located at the west line of Rosmarin Road (State Route 797) approximately 1,425 feet south of its intersection with Greenwood Church Road (State Route 657). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a family member. (PUBLIC HEARING) **Magisterial District: South Anna**

F. **REZ2023-00024, WESTHAVEN PROPERTIES, L.L.C., ET AL.**

1. Request to rezone from A-1, Agricultural District, and B-2(c), Community Business District with conditions, to B-2(c), Community Business District with conditions, and RS(c), Single-Family Residential District with conditions, on GPINs 8725-60-4751, 8725-61-0081, 8725-61-6020, 8725-60-1789, and 8725-60-0751, consisting of approximately 17.6 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,100 feet east of its intersection with Creighton Parkway (State Route 615). The subject property is designated on the General Land Use Plan Map as Suburban Center. The proposed zoning amendment would allow for restaurant, office, and retail uses, as well as fourteen (14) residential townhomes. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

G. **SE2023-00019, WESTHAVEN PROPERTIES, L.L.C.**

1. Requests a Special Exception in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit 4-story townhomes that are taller than permitted on GPIN 8725-60-4751, consisting of approximately 13.98 acres, currently zoned A-1, Agricultural District (concurrent request for RS(c), Single-Family Residential District with conditions), and B-2, Community Business District, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,100 feet east of its intersection with Creighton Parkway (State Route

615). (PUBLIC HEARING) **Magisterial District: Cold Harbor**

H. **CUP2024-00007, STRATA CLEAN ENERGY**

1. Requests a Conditional Use Permit in accordance with Section 26-20.39 of the Hanover County Zoning Ordinance to allow a principal utility-scale solar energy facility, on GPINs 7827-85-7713, 7828-73-9147, 7828-61-0451, 7828-61-8172, 7828-52-0650, and 7827-33-5426, zoned A-1, Agricultural District, consisting of 1,528 acres, and located on the east line of Ben Gayle Road (State Route 682) approximately 950 feet north of its intersection with Beaverdam Road (State Route 715). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

I. **SITING AGREEMENT: STRATA CLEAN ENERGY
(ASSOCIATED WITH CUP2024-00007)**

1. Request for the consideration of a siting agreement pursuant to Virginia Code §§ 15.2-2316.7 and 15.2-2316.8 related to the request for a Conditional Use Permit submitted by Strata Clean Energy to allow a principal utility-scale solar energy facility on GPINs 7827-85-7713, 7828-73-9147, 7828-61-0451, 7828-61-8172, 7828-52-0650, and 7827-33-5426, all zoned A-1, Agricultural District, totaling 1,528 acres, and located on the east line of Ben Gayle Road (State Route 682) approximately 950 feet north of its intersection with Beaverdam Road (State Route 715). (PUBLIC HEARING) **Magisterial District: Beaverdam**

VII. Announcements

VIII. Adjournment to Wednesday, October 9, 2024 at 2:00 p.m. in the Hanover County Board Room

NOTE: Times listed are estimated only for agenda management. The Chair may adjust times during the course of the meeting

CONSENT AGENDA

A. Request for Approval of Minutes

1. Request for Approval of Minutes: Board of Supervisors Meeting - September 11, 2024

B. Request for Administrative Approval

1. Request for Administrative Approval: Approval of FY 2025 Performance Contract with the Virginia Department of Behavioral Health and Developmental Services
2. Request for Administrative Approval: Authorization to Advertise Public Hearings on an Ordinance Amendment (Ordinance 24-12) - Underground Utilities

General Agenda Information:

1. **Citizens' Time:** Offered to anyone who wants to address the Board of Supervisors for up to five minutes on any matter within the scope of the Board's authority that is not on the agenda for a public hearing at that meeting. If you have issues or questions for any agenda items, you are encouraged to contact, prior to the Board meeting, applicable County staff and/or your Board representative.
2. **Citizen comment and in-person procedures for Board meetings:** Email addresses have been established for Citizens' Time and public hearing comments. All comments received will be made part of the meeting record. The email links can be found on the Board's upcoming meeting page. The deadline for submitting comments is 5pm on the Tuesday before each Board meeting. Citizens wishing to speak in-person, for either Citizens' Time or at a public hearing, are encouraged to register in advance. The registration links can be found on the Board's upcoming meeting page. The deadline for registering 5pm on the Tuesday before each Board meeting. Speakers will be called based on the order registered through the link provided. Citizens who have not registered but wish to speak will be allowed to do so if time allows, after the registered speakers have been called.
3. **Agenda Times:** Agenda times are illustrated to show estimated time for a particular agenda item. However, as some agenda items may occur quicker than others, the Board Chairman has the discretion to advance future agenda items sooner or delay others in order to best accommodate agenda item to expected audience. Please arrive earlier to ensure your presence when an agenda item of interest to you is discussed. Public hearings are advertised for a start time and cannot start prior to such advertised time and generally occur in the order as listed on the agenda; which may be later in the meeting than the advertised start time.

More Information is available at:

<https://www.hanovercounty.gov/DocumentCenter/View/1472>

